



# City of Harrisonburg, Virginia

## Planning Commission Meeting

November 12, 2009

7:00 p.m.

Regular Meeting  
409 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the October 14, 2009 regular meeting.**

- 2) **New Business**

*Preliminary Plat – Cypress Park LLC, Subdivision (2009)*

Consider a request from Cypress Park, LLC to preliminarily subdivide 32.9 +/- acres into 78 single family home lots, zoned R-1, Single Family Residential District. The property is located at 1120 Willow Spring Road and can be found on tax map parcels 100-A-3 and 100-B-3.

*Master Plan Amendment – VMRC (Woodland Greenhouses)*

Public hearing to consider a request from Virginia Mennonite Home, Inc. to amend an approximate 6.9 +/- acre portion of the Virginia Mennonite Retirement Community master planned complex. The request would modify the allowable uses for the Woodland facility and the adjacent open space and single family homes located at 1301 Virginia Avenue and 1304, 1305, 1307, 1308, 1309, 1311, & 1321 Woodland Drive. The property is zoned R-3, Multiple Dwelling Residential District along with an Institutional Overlay District and can be found on tax maps 52-A-1.

*Zoning Ordinance Amendment – Commercial Parking in R-3 by SUP*

Public hearing to consider a request to amend Sections 10-3-46 and 10-3-48.4 of the Zoning Ordinance to add new subsections to permit commercial parking lots by special use permit within the R-3, Multiple Dwelling Residential District and the R-3, Medium Density Residential District.

- 3) **Unfinished Business**

- 4) **Public Input**

- 5) **Report of secretary and committees**

*Proactive Zoning*

- 6) **Other Matters**

- 7) **Adjournment**

Staff will be available Tuesday December 8, 2009 at 2:30 p.m. for those interested in going on a field trip to view the sites for the December 9, 2009 agenda.